IN RE: PETITION FOR VARIANCE

SW/S of Loreley Beach Road, 850 feet SE

Of Loreley Beach Road North

11th Election District

5th Councilmanic District

(6027 Loreley Beach Road)

Richard and Deborah Romano
Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 07-097-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Richard and Deborah Romano. The Petitioners are requesting variance relief for property located at 6027 Loreley Beach Road. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement dwelling with side yard setbacks of 9 feet each from lot lines in lieu of the minimum required 35 feet for both.

The property was posted with Notice of Hearing on October 11, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 12, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the

Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comment letters were received from the Bureau of Development Plans Review dated September 20, 2006 which contains restrictions, and the Office of Planning dated October 2, 2006 which contains restrictions. A ZAC comment letter was received from the Department of Environmental Planning and Resource Management dated September 13, 2006, but received October 30, 2006 which contains restrictions. Copies of which are incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the variance request were Theodore Hines, Richard and Debra Romano, Petitioners. Leslie M. Pittler, Esquire, represented the Petitioners. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject waterfront property contains 0.333 acres +/- zoned RC 2 improved by a one story pavilion and shed. Mr. Pittler indicated that he presented evidence to the Zoning

Office that the Petitioner's father stayed overnight in the pavilion even though there was no private or public water and sewer available on site. As a result the Zoning Office agreed to treat the request for a new home as a replacement home shown on exhibit 1. This meant among other things that there was no need to ask for approval for an undersized lot.

The Petitioners would like to build a 30 x 100 foot home on the property as shown. They propose 9 feet on either side as the lot is only 48 feet wide at the building foundation. Mr. Pittler noted that nothing could be built on this lot if the 35 foot lot setback is strictly enforced. He opined that the lot was created prior to the imposition of the RC 2 zoning on this property. He presented SDAT property information sheet for this property which shows this is lot 12 of the Mount Arrat Shores subdivision. Unfortunately no record of the subdivision could be found in the Land Records to establish when the lot was created. However he presented SDAT property information sheet for all of the homes in this subdivision the earliest of which shows the homes on lots 7, 10 and 11 were built in the 1940's which indicated that lot 12 had to be created before that time. See exhibit 3.

In regard to a new home blocking water view property, he noted that the land behind the subject property is owned by the Department of Natural Resources and will never be developed.

At this point in the hearing there was a general discussion of the fact that the County has consistently asked for at least 10 foot side yard setbacks on waterfront property to allow access to the river by emergency equipment. The Petitioners indicated that could live with a 10 foot side yard setback. This would reduce the width of the proposed home to 28 feet.

The Petitioner's noted that the public water line was already at the property and the public sewer line was being installed by the County. The Petitioner's accepted the condition of approval that they could not obtain a building permit until the public sewer line was operational at their property.

Finally the Petitioner accepted that as waterfront property, they were subject to the Chesapeake Bay Critical Area regulations but that as of the date of the hearing, ZAC comments incorporating these regulations had not yet been received. CBCA comments from DEPRM were received on October 30, 2006.

Findings of Fact and Conclusions of Law

CBCA comments from DEPRM were received after the hearing. To my knowledge they are "standard" CBCA comments which I have included as conditions of approval. However I recognize the Petitioner has not reviewed same and has had no opportunity to request this Commission to modify them if desired. If the Petitioner is aggrieved by these conditions, they should file a Motion for Reconsideration with this Commission and the matter will be resolved on the record or through additional public hearing. Note well however that this Commission does not have appellate jurisdiction over CBCA regulations.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I find by a preponderance of evidence this subdivision and the subject lots were created much before the zoning was imposed on the area. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioners could not build their waterfront home when regulations requiring 35 foot side yard setbacks are imposed on a 50 foot wide lot.

Density is not an issue as apparently the Zoning Office has determined that this is a replacement home.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The 10 foot side yard setback will give the distance needed for emergency equipment to reach the water. There are many similar home in the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 6th day of November, 2006 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement dwelling with side yard setbacks of 10 feet each from lot lines in lieu of the minimum required 35 feet for both is hereby GRANTED to the following conditions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition. The Petitioner's accepted the condition of approval that they could not obtain a building permit until the public sewer line was operational at their property.

- 2. The Petitioners may not obtain a building permit until the public sewer line serving the subject property is operational.
- 3. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections of the Baltimore County Code).
- 4. The proposed dwelling must be located outside of the 100 foot buffer from tidal limits which may extend as far as elevation 2 feet.
- 5. The 25% impervious surface limit for the lot shall not be exceeded by this redevelopment. To that end, allowances must be made for driveways and typical accessory structures when designing the house footprint.
- 6. 15% tree cover must be established and/or maintained.
- 7. A revised site plan will be required to gain permit approval. This site plan must address these comments as well as any other DEPRM requirements at time of permit application.
- 8. In conformance with *Federal Flood Insurance* Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
- 9. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
- 10. The building engineer shall require a permit for this project.
- 11. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
- 12. Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the County.
- 13. Architectural elevation drawings must be submitted to and approved by the Office of Planning prior to the issuance of any building permits. The drawings shall show:
 - a. all facades of the proposed dwelling;
 - b. location and placement of architectural features (e.g. windows, dormers, gables, breezeways, decks, porches, etc.)
 - c. show what materials will be used to treat the exterior of the dwelling and where those materials are in relation to each building façade.

Any appeal of this decision must be made within thirty (30) days of the date of this

Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz



JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

November 6, 2006

Richard and Deborah Romano 2406 Reckord Road Fallston MD 21047

> Re: Petition for Variance Case No. 07-097-A

Property: 6027 Loreley Beach Road

Dear Mr. and Mrs. Romano:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

Jan musky

JVM:pz

Enclosure

c: Leslie M. Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville MD 21093 Theodore Hines 63 Curry Avenue, Conowingo MD 21918



to the Zoning Commissioner of Baltimore County for the property located at 6027 to caley Beach Road

which is presently zoned <u>RC-2</u>

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A 01, 3, B, 3, BCZR, to permit a replacement dwelling with side yard setbacks of 9 feet each from lot lines in lieu of the minimum required 35 feet for both.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

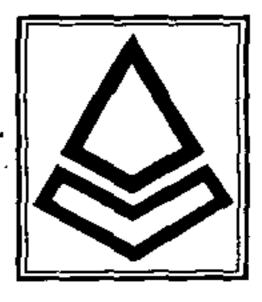
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

is	s the subject of this Petit	ion.		
Contract Purchaser/Lessee:		Legal Owner(s):	•	
Name - Type or Print	<u> </u>	Richard J. Name - Type-or Print	Romano	
Signature		Signature Debra A.	Ramana	
Address	Telephone No.	Name - Type or Print		 .
City	Zip Code	Signature Co.	Strant	416 -
Attorney For Petitioner:		2406 Reckord	Rood	877-0530
Leslie M. Pi Hler		Fallston	Md.	Telephone No. 21-47
Name - Type or Print Solut H. Fattur		Representative to	State be Contacted:	Zip Code
Signature Lesie H. P. Hler PA Company	4/6	Name Leslie M	.P.Hler	
75 Wandsworth Bridge Way	873-4455 Telephone No.	25 Wands wor	th Bridge U	Jey 823-4455 Telephone No.
Lutherville Md. City State	Zip Code	City	Md. State	Zip Code
		OFFIC	CE USE ONLY	
Case No	4	ESTIMATED LENGTH	HOF HEARING _	
REV 9/15/98	'Reviewed By	UNAVAILABLE FOR Date	HEARING 1/5/06	···

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 6027 LORELEY BEACH ROAD

Beginning at a point on the southwest side of Loreley Beach Road, which is 30 feet wide, at a distance of 850 feet, more or less, southeast of Loreley Beach Road North, which is 30 feet wide, thence the following courses and distances:

S 32°05'00" W, 310 ft. more or less, thence S 58°52'18" E, 47.95 ft., more or less, thence N 32°05'00" E, 295 ft., more or less, thence N 41°25'00" W, 50 ft. to the Point of Beginning.

As recorded in Deed Liber 8500, Folio 369, and containing 14,502 square feet (0.33 acre), more or less. Also known as 6027 Loreley Beach Road and located in the 11th Election District, 5th Councilmanic District.



ANEOU ğ WHITE - CASHIER FROM

NOTICE OF ZONING REARING

The Zenting Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-097-A

6027 Loreley Beach Road
S/west side of Loreley Beach
Road, 850 feet s/east of
Loreley Beach Road North
11th Election District
5th Councilmanic District
Legal Owner(s):
Variance: to permit a replacement dwelling with side yard setbacks of 9 feet each from lot lines in lieu of the minimum required 35 the minimum required 35 feet for both.
Hearing: Friday, October
27, 2006 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley
Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations Please Contact the
Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410)
ing Review Office at (410)
887-3391.

PUBLICATION

0000 / Tell

nexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY, that the an once in each of

💥 The Jeffersonian

- Arbutus Times
- Catonsville Times
- Towson Times
- ☐ NE Booster/Reporter Owings Mills Times
 - North County News

Mems

CERTIFICATE OF POSTING

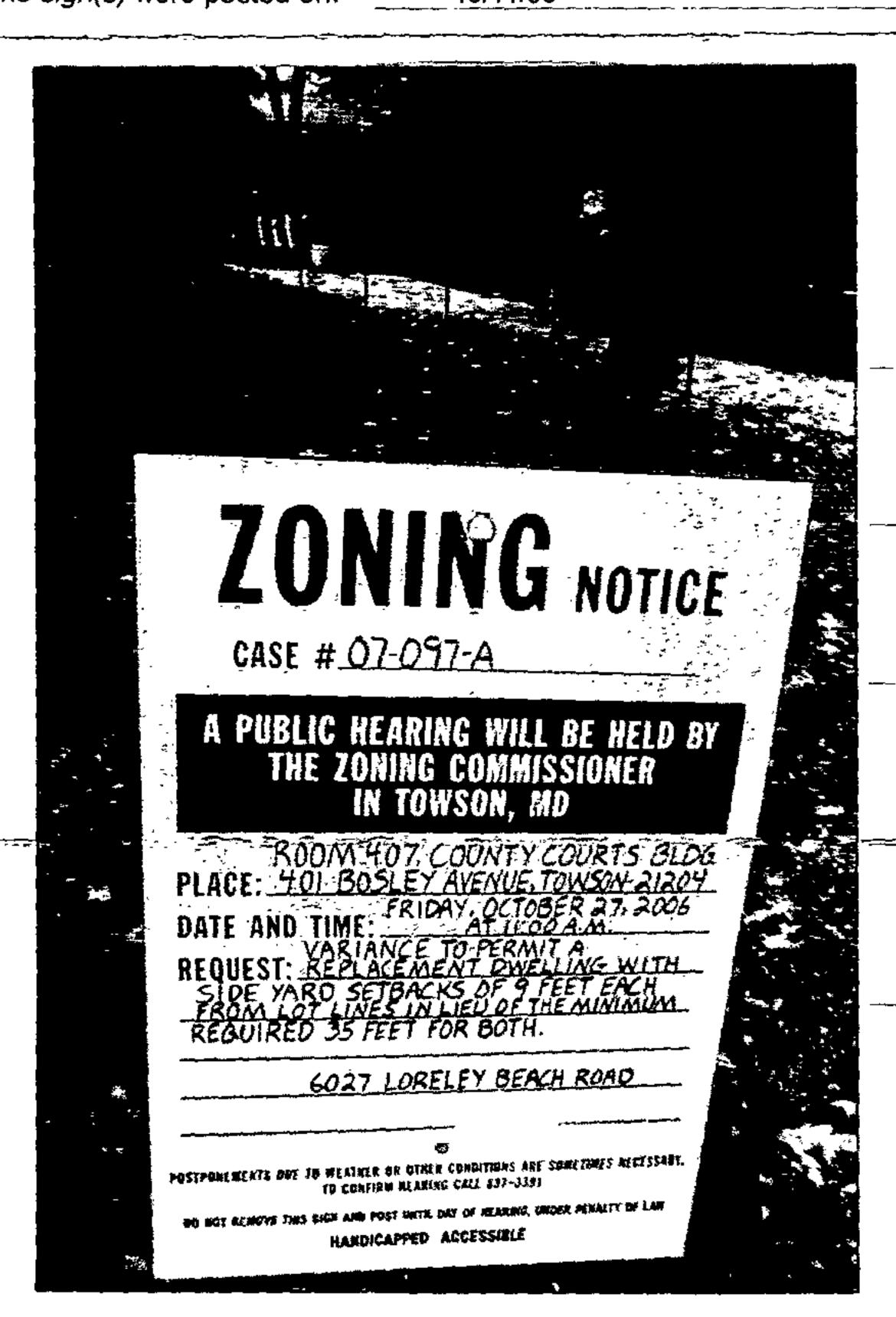
Case Number: 07-097-A

Petitioner/Developer: LESLIE PITLER—MR. & MRS. ROMANO

Date of Hearing (Closing): 10/27/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 6027 LORELEY BEACH ROAD

The sign(s) were posted on: 10/11/06



Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley_Maryland 21030

(City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 12, 2006 Issue - Jeffersonian

Please forward billing to:

Leslie Pittler 25 Wandsworth Bridge Way Lutherville, MD 21093 410-823-4455

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-097-A

6027 Loreley Beach Road

S/west side of Loreley Beach Road, 850 feet s/east of Loreley Beach Road North

11th Election District – 5th Councilmanic District

Legal Owners: Richard & Debra Romano

Variance to permit a replacement dwelling with side yard setbacks of 9 feet each form lot lines in lieu of the minimum required 35 feet for both.

Hearing: Friday, October 27, 2006 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Director's Office

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 19, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-097-A

6027 Loreley Beach Road

S/west side of Loreley Beach Road, 850 feet s/east of Loreley Beach Road North

11th Election District – 5th Councilmanic District

Legal Owners: Richard & Debra Romano

Variance to permit a replacement dwelling with side yard setbacks of 9 feet each form lot lines in lieu of the minimum required 35 feet for both.

Hearing: Friday, October 27, 2006 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Leslie M. Pittler, 25 Wandsworth Bridge Way, Lutherville 21093 Mr. & Mrs. Romano, 2406 Reckord Road, Fallston 21047

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 12, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Visit the County's Website at www.baltimorecountyonline.info

DEPARTMENT OF PERMITS AND DEVELOPMENT A MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertis	sing:
llem Number or Case Nu	
Petitioner Richard	4 Debra Romano
Address or Location. 6	027 Loralay BeachRoad.
	• • • • • • • • • • • • • • • • • • •
PLEASE FORWARD ADV	VERTISING SILL TO
Name:	Looks M. Titter Esq.
Address	25 Wandsworth Bridge Way
	25 Wandsworth Bridge Way Lutherville, Md 21893
	
Telephone Number:	410-823-4455 /443-831-9204



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

October 19, 2006

Leslie M. Pittler, P.A. 25 Wandsworth Bridge Way Lutherville, MD 21093

Dear Ms. Pittler:

RE: Case Number: 07-097-A, 6027 Loreley Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 5, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

u. Callibal D

WCR:amf

Enclosures

c: People's Counsel
Richard J. and Debra A. Romano 2406 Reckord Road Faliston 21047

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 3 0 2006

TORBAIO CORREGIOCIONIED

	ANNING LUMMSSIUNEI
ГО:	Timothy M. Kotroco
FROM:	Jeff Livingston, DEPRM - Development Coordination Jyu
DATE:	September 13, 2006
SUBJECT	: Zoning Item # 07-097-A Address 6027 Loreley Beach Road (Romano Property)
Zo	ning Advisory Committee Meeting of September 4, 2006
	e Department of Environmental Protection and Resource Management has no nments on the above-referenced zoning item.
	e Department of Environmental Protection and Resource Management offers following comments on the above-referenced zoning item:
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
	Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
	<u>X</u> Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

1. The proposed dwelling must be located outside of the 100 foot buffer from tidal limits, which may extend as far as elevation 2'.

2. The 25% impervious surface limit for the lot shall not be exceeded by this redevelopment. To that end, allowances must be made for driveways and typical accessory structures when designing the house footprint.

- 3. 15% tree cover must be established and/or maintained.
- 4. A revised site plan will be required to gain permit approval. This site plan must address these comments as well as any other DEPRM requirements at time of permit application.

Reviewer: Glenn Shaffer Date: September 12, 2006

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 20, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 18, 2006

Item No. 07-097

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 097-09192006.doc



10/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

DATE: October 2, 2006

FROM:

Arnold F. 'Pat' Keller, III Director, Office of Planning RECEIVED

OCT - 3 2006

ZONING COMMISSIONER

SUBJECT:

6027 Loreley Beach Road

INFORMATION:

Item Number:

7-097

Petitioner:

Richard & Debra Romano

Zoning:

RC 2

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

Existing dwellings in this portion of the Loreley Beach community have side yard to property line setbacks proportionate to that being asked by the petitioner. Many of these dwellings have been in existence prior to the current RC-2 zoning regulations and are regarded as non-conforming uses. Given the current pattern of residential development in conjunction with prior zoning case history (establishing non-conforming uses on the subject property), the Office of Planning will not oppose the petitioner's request provided that the following conditions are met.

- Architectural elevation drawings must be submitted to and approved by this Office prior to the issuance of any building permits. Drawings shall show;
 - All facades of the proposed dwelling
 - Location and placement of architectural features (e.g. windows, dormers, gables, breezeways, decks, porches, etc).
 - O What materials will be used to treat the exterior of the dwelling and where those materials are in relation to each building façade?
- Site plan must be revised to show the following;
 - Location of driveway ingress/egress from Loreley Beach Road
 - Location of parking pad
 - o Location of mail and trash pick up along Loreley Beach Road



For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:

Division Chief: AFK/LL: CM

W:\DEVREV\ZAC\7-097(2).doc



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: September 12, 2006

Ms. Kristen Matthews Baltimore County Office Of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204 with

RE:

Baltimore County

Item No. 07-97-A

6027 Loreley Beach Road MT Ararat Shores Property

Variance for Replacement Dwelling

Side Yard Set Back (9' EA)

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 07-97-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

RE: PETITION FOR VARIANCE
6027 Loreley Beach Road; SW/S Loreley
Beach Road, 850' SE Loreley Beach Road
11th Election & 5th Councilmanic Districts
Legal Owner(s): Richard & Debra Romano
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-097-A

ENTRY OF APPEARANCE

*

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, Leslie Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, MD 21093, Attorney for Petitioner(s).

RECEIVED

SEP 1 8 7006

Per....

PETER MAX ZIMMERMAN

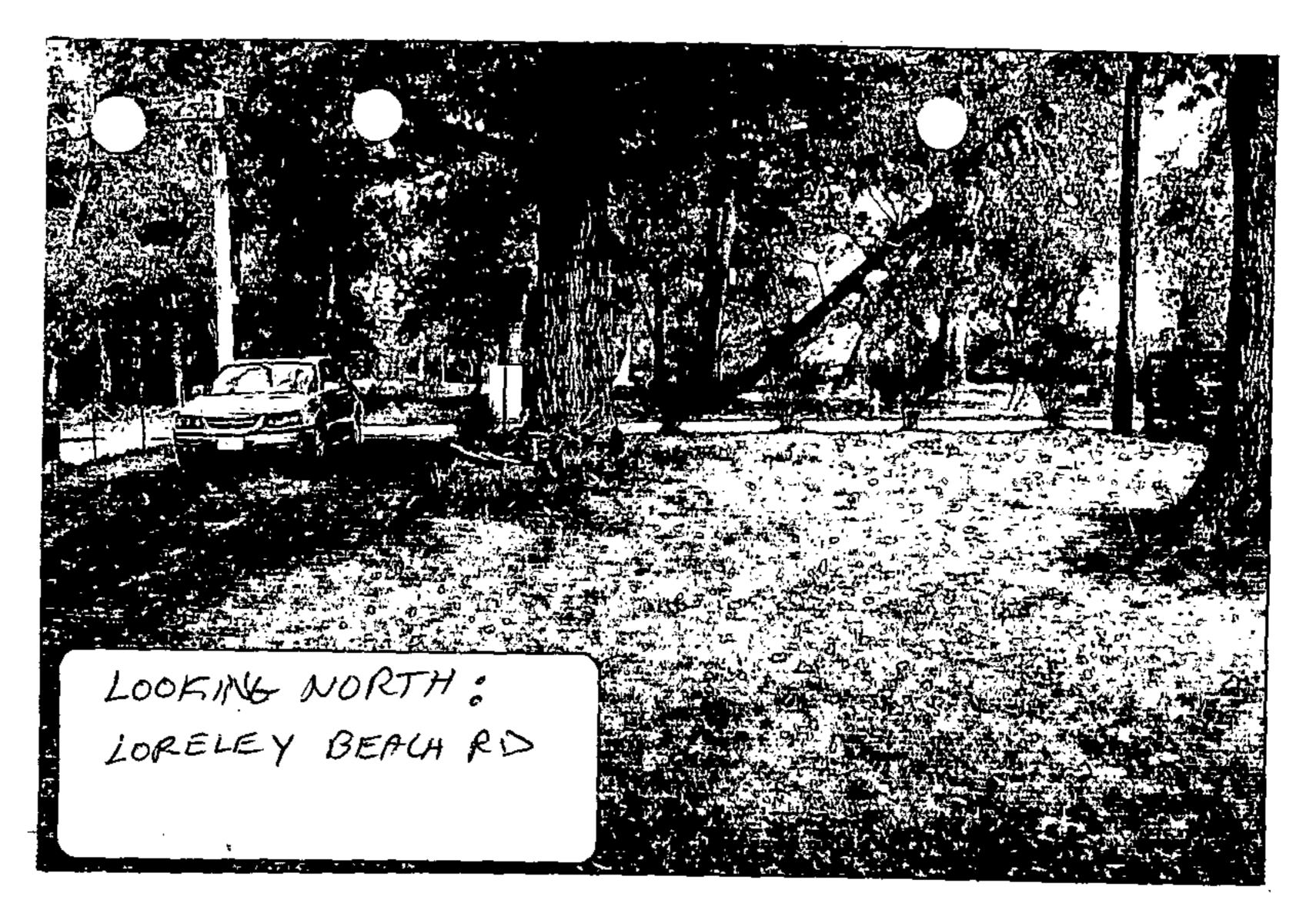
People's Counsel for Baltimore County

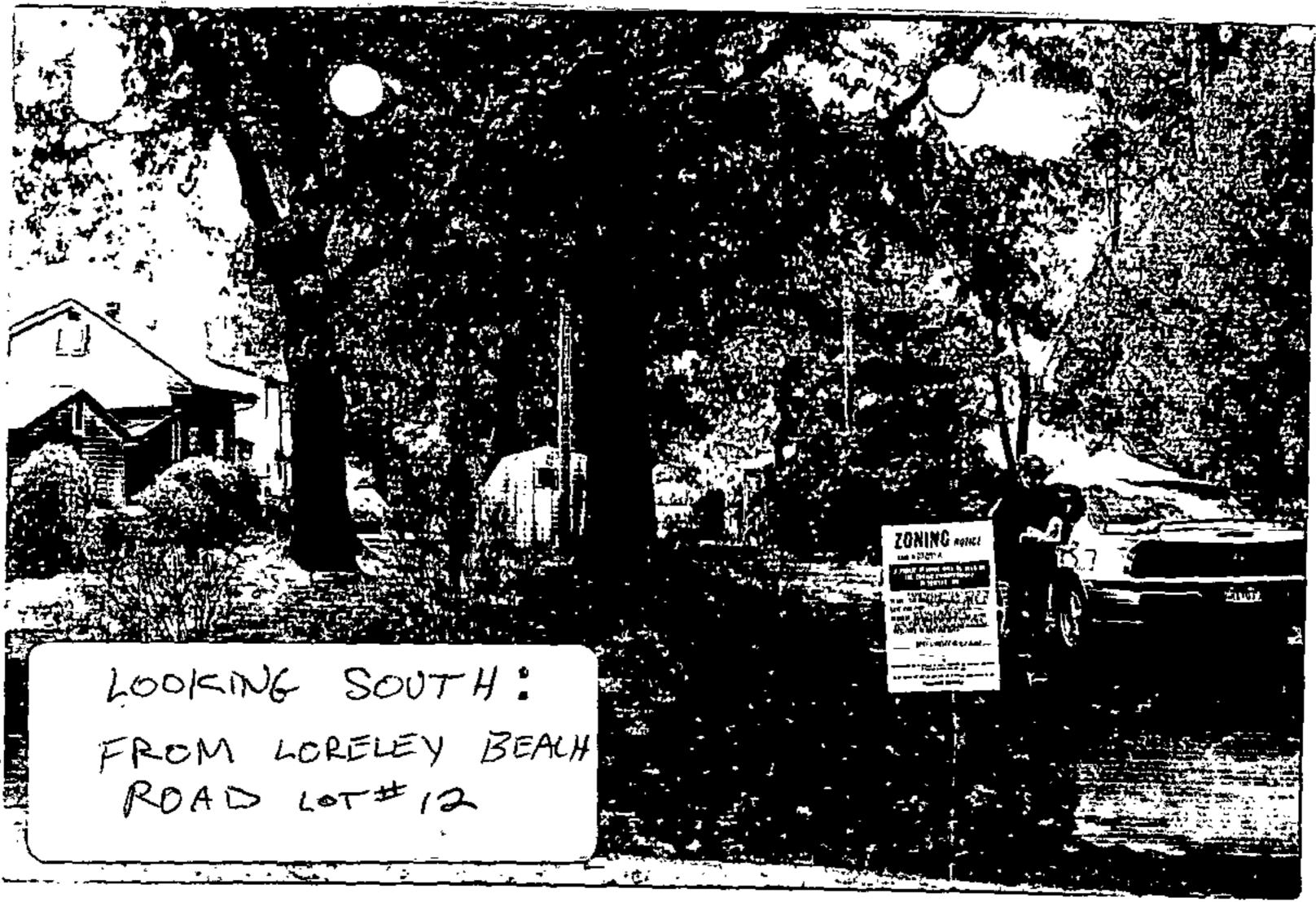
PLEASE PRINT CLEARLY

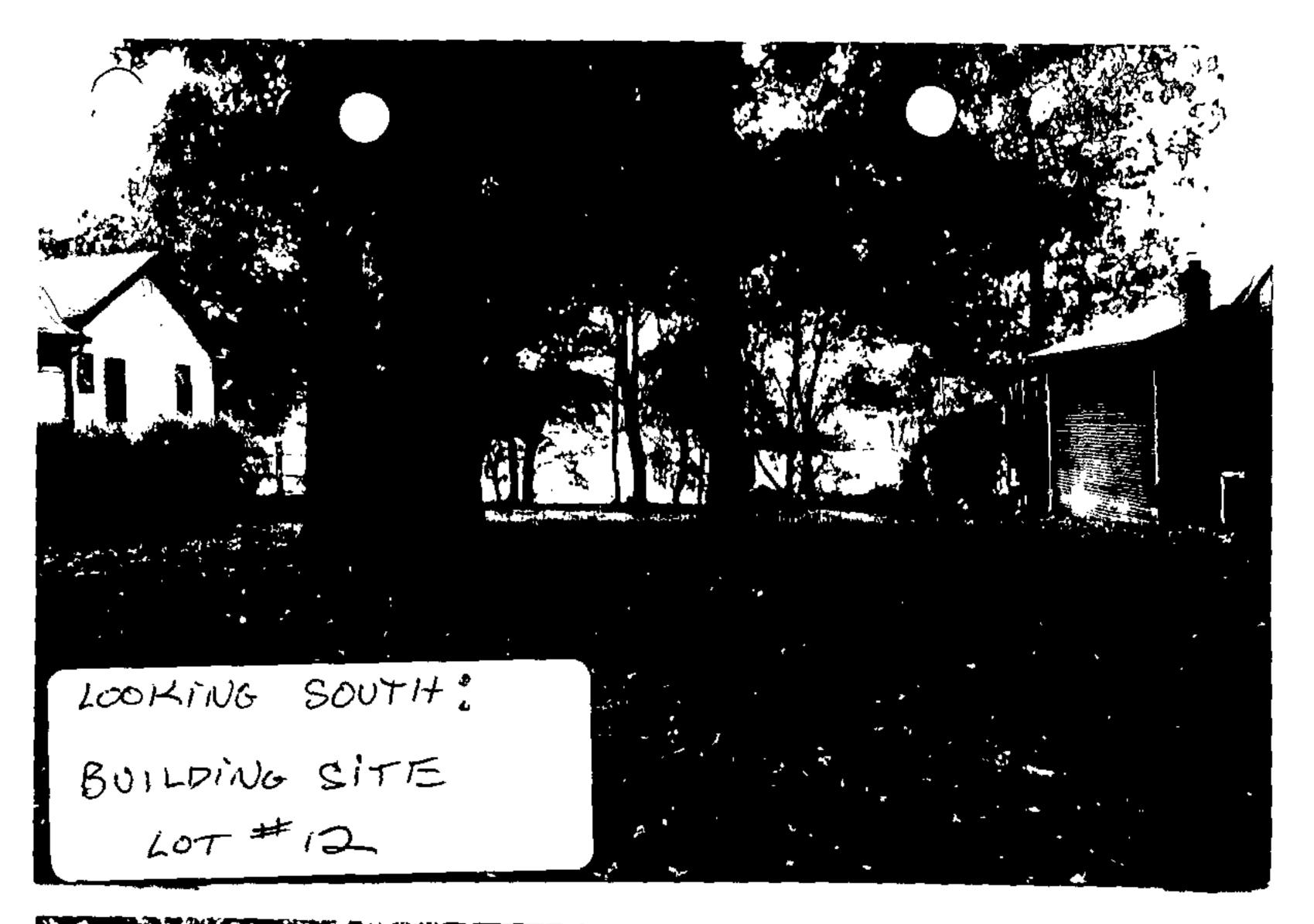
CASE NAME CASE NUMBER DATE

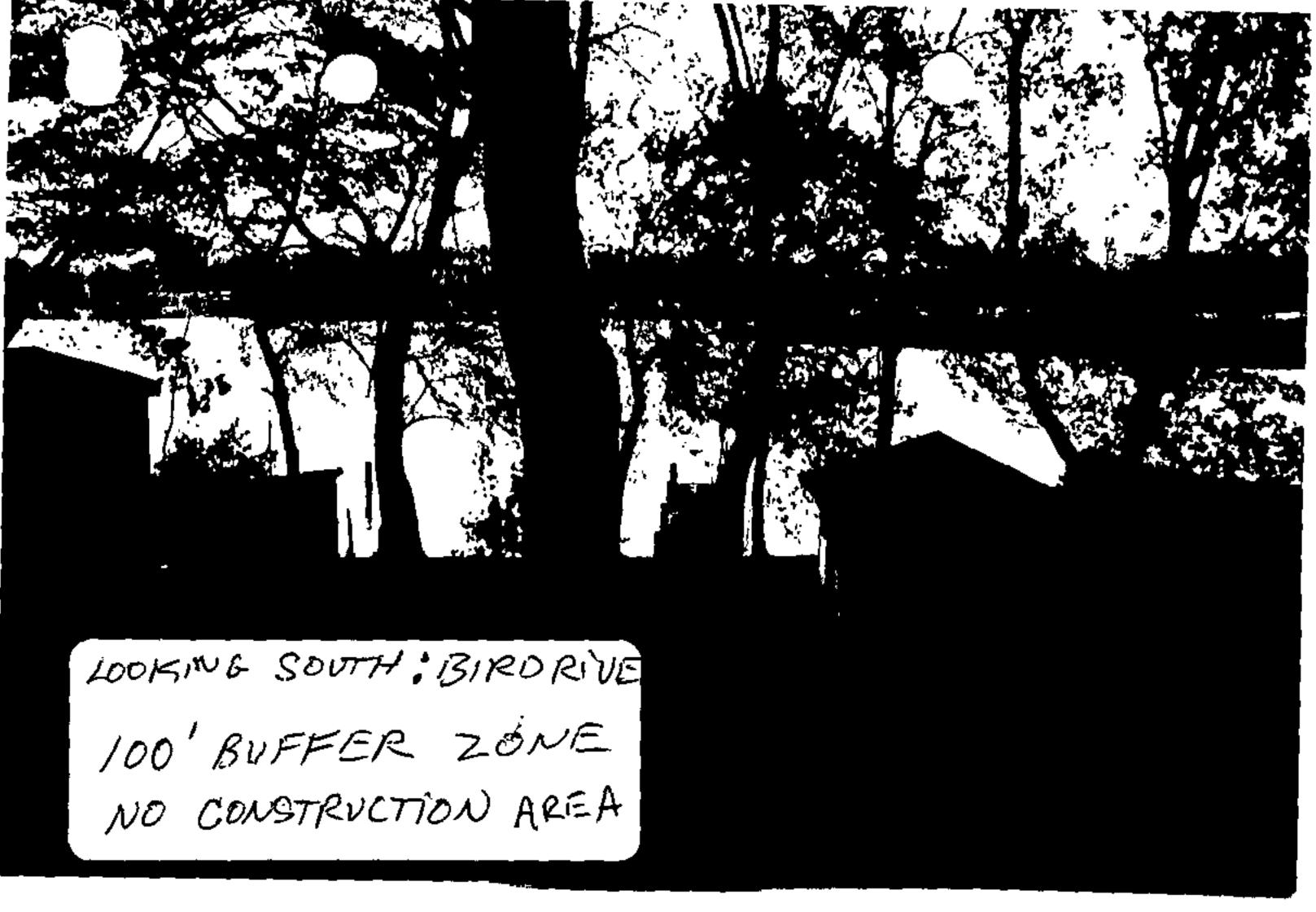
PETITIONER'S SIGN-IN SHEET

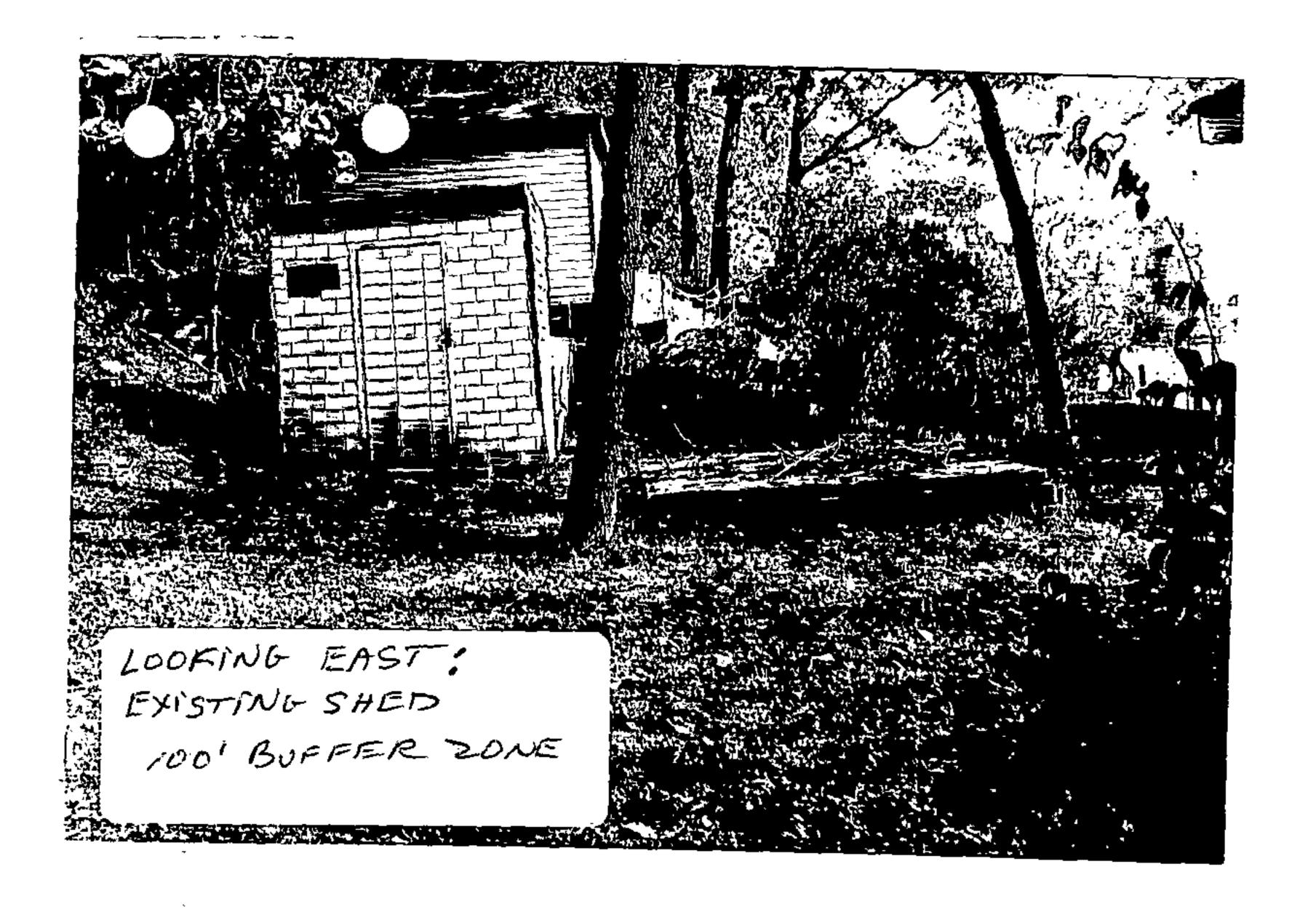
E- MAIL	r sroman O(O hotwall, can	Les- hwo cont.	,							
CITY, STATE, ZIP	FALLSTON MD 21147	Canadina 4 d. 31918								
ADDRESS	OG RECKOR	25 Wendsworth Buds Wis								
NAME	\$,	Moder R. H. Lass								





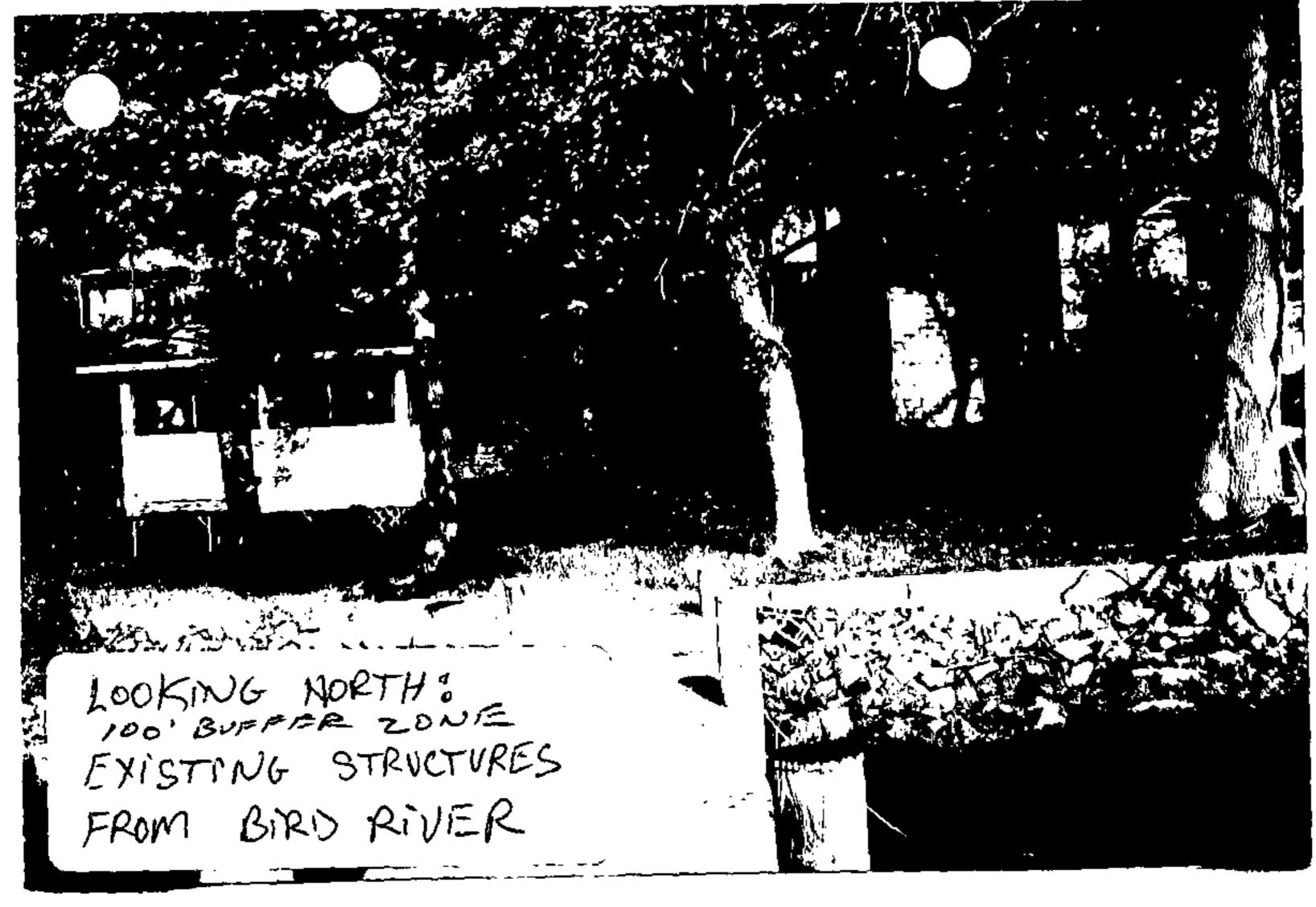






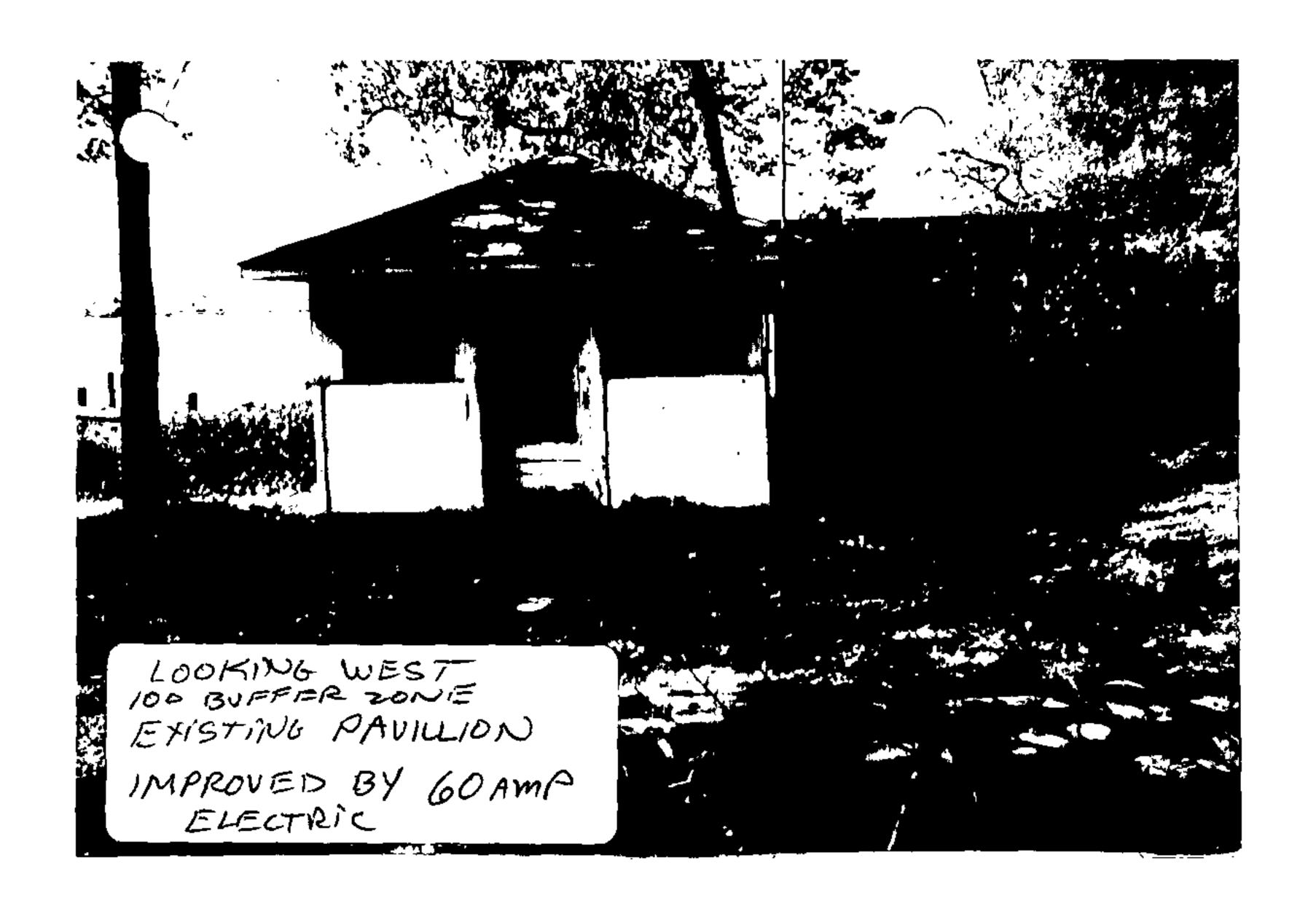


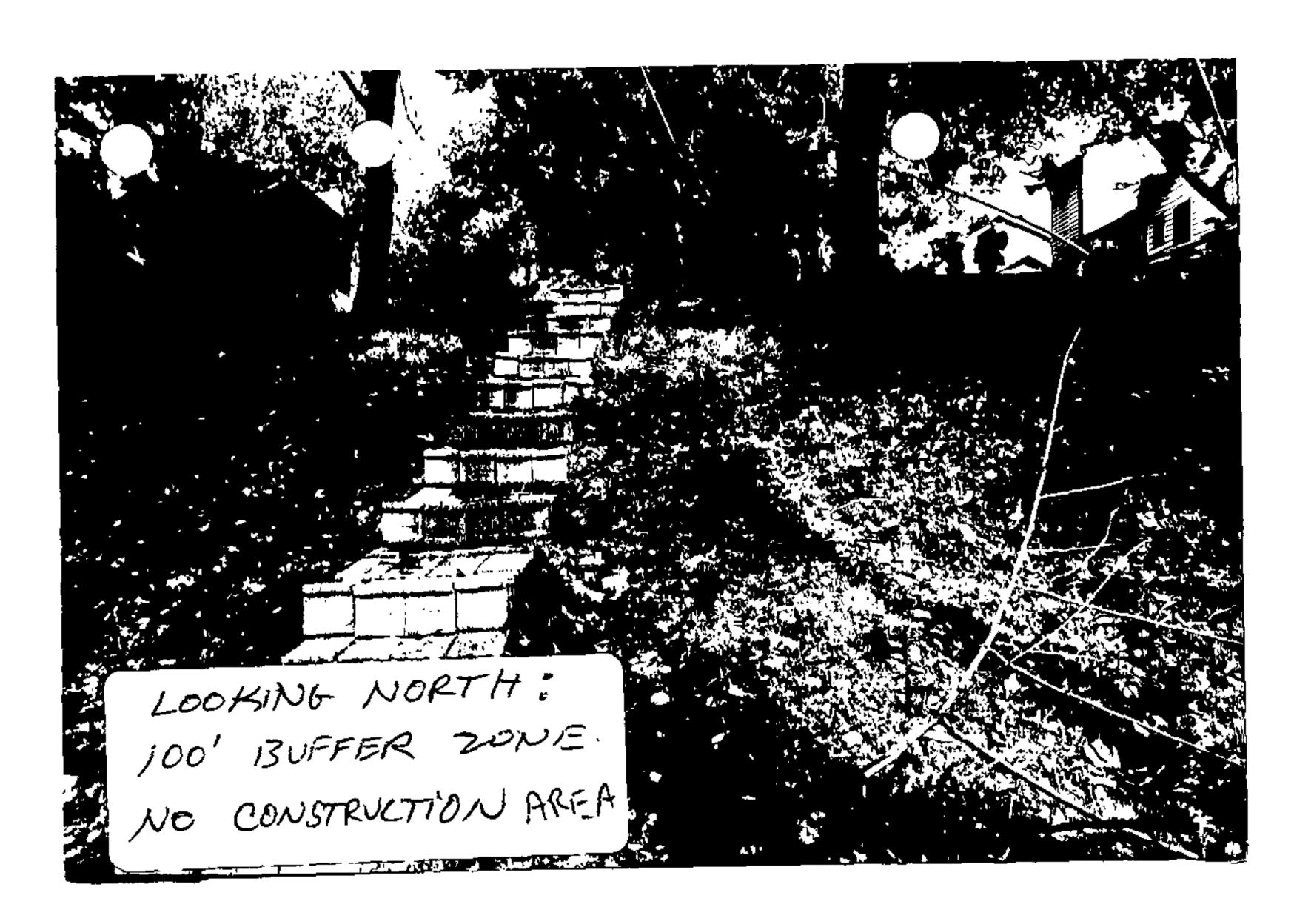




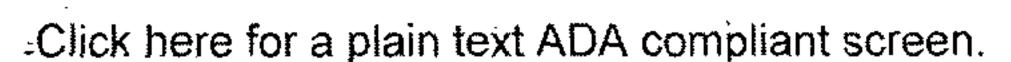














Maryland Department of Assessments and Taxation **BALTIMORE COUNTY Real Property Data Search**

Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1108056210

Owner Information

Owner Name:

ROMANO DEBRA H

ROMANO RICHARD

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

2406 RECKORD RD

FALLSTON MD 21047-2904

Deed Reference:

1) / 8500/ 369

2)

Location & Structure Information

Premises Address

6027 LORELEY BEACH RD

Legal Description

WATERFRONT MOUNT ARARAT SHORES

Sub District Map Grid Parcel 73 321

Subdivision Section

12 /

Block--Lot- Assessment Area

Plat No: Plat Ref:

Special Tax Areas

Stories

Town **Ad Valorem**

Tax Class

Primary Structure Built 0000

Enclosed Area

Property Land Area 15,000.00 SF

County Use 34

Basement

Type

Exterior

Value Information

	Base	Value	Phase-in Ass	essments
·	Value	As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land:	52,750	92,750	- •	
Improvements:	1,380	1,680		
Total:	54,130	94,430	67,563	80,996
Preferential Land:	0	0	. 0	. 0

Seller: HINES THEODORE R NOT ARMS-LENGTH Type: Seller: Type: Seller:

Date: 02/06/1990 **Deed1:** / 8500/ 369

Date:

Price: \$0 Deed2:

Deed1: Date: Deed1:

Price: Deed2:

Price:

Deed2:

Exemption Information

07/01/2006 Partial Exempt Assessments 07/01/2007 Class 000 County State 000 000 Municipal

Tax Exempt: **Exempt Class:**

Type:

NO

Special Tax Recapture: PODE *

Click here for a plain text ADA compliant screen.



Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1111067975

Owner Information

Owner Name:

KOZAK JEROME J,JR

Use:

RESIDENTIAL

6051 LORELEY BEACH RD

YES

Mailing Address:

WHITE MARSH MD 21162-1607

Deed Reference:

Principal Residence:

1) /16751/ 695

Location & Structure Information

Premises Address

Legal Description

6051 LORELEY BEACH RD

LT 1-2 WATERFRONT

MOUNT ARARAT SHORES

Plat No:

Grid Map Parcel 22 73 109

Sub District

Subdivision Section Block Lot **Assessment Area**

3

Plat Ref:

Special Tax Areas

Ad Valorem

Tax Class

Town

Primary Structure Built 1952

Property Land Area 38,120.00 SF

County Use 34

Stories

Basement

1,242 SF

Enclosed Area

Type

Exterior

NO

STANDARD UNIT

FRAME

Value Information

Base Value

Value As Of 01/01/2006 Phase-in Assessments As Of 07/01/2006

As Of 07/01/2007

Land: Improvements:

68,530 71,150

108,530 98,310 206,840

162,066

184,452

Total: Preferential Land:

139,680

Transfer Information

KOZAK JEROME J,SR Seller: Type:

Partial Exempt Assessments

NOT ARMS-LENGTH KOZAK JEROME J,JR Seller:

NOT ARMS-LENGTH

KOZAK JEROME J,JR

NOT ARMS-LENGTH

Date: **Deed1:** /16751/ 695

Price: 08/27/2002 Deed2:

Date:

08/16/2000 Deed1: /14640/411 Price: \$0 Deed2:

\$0

06/09/2000 Date:

Price: \$0

Deed1: /14515/ 551

Deed2:

Exemption Information

Class

000

000

000

07/01/2006

07/01/2007

County State Municipal

Type:

Seller:

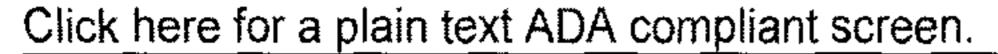
Type:

Special Tax Recapture:

* NONE *

Tax Exempt: Exempt Class: NO





Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1123000875

Owner Information

Owner Name:

EISBART ROBERT

Sub District

EISBART BETSY

Use:

RESIDENTIAL

Principal Residence:

YEŞ

Mailing Address:

6047 LORELEY BEACH RD WHITE MARSH MD 21162-1607 Deed Reference:

1) /19271/ 424

Location & Structure Information

Premises Address

Map Grid

6047 LORELEY BEACH RD

Legal Description

6047 LORELEY BEACH RD

Assessment Area

WATERFRONT

MOUNT ARARAT SHORES

Plat No: Plat Ref:

73 21 118

Parcel

Town Ad Valorem

Tax Class

Enclosed Area

Property Land Area 11,800.00 SF

County Use

34

Primary Structure Built 2004

1,479 SF

Subdivision

Section

Type

Lot

Exterior

Stories

Special Tax Areas

Basement NO

Block

1 1/2

STANDARD UNIT

STUCCO

Value Information

Base Value Phase-in Assessments Value As Of As Of As Of 01/01/2006 07/01/2006 07/01/2007 61,800 101,800 126,130 167,100 187,930 268,900 214,920 241,910

Transfer Information

Seller: WALLIS FRANK

IMPROVED ARMS-LENGTH

Land:

Total:

Improvements:

Preferential Land:

Date: 12/10/2003 Price:

Deed1: /19271/ 424 Date:

\$220,000 Deed2:

Seller: Type:

Type:

Seller:

Type:

State

Municipal

41

Deed1:

Price: Deed2:

Date: Deed1:

Price: Deed2:

Exemption Information

Partial Exempt Assessments County

07/01/2006

07/01/2007

Tax Exempt: Exempt Class: NO

Special Tax Recapture:

* NONE *



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Click here for a plain text ADA compliant screen.



Go Back View Map New Search Ground Rent

STR

Account Identifier:

District - 11 Account Number - 2300007030

Owner Information

Owner Name:

GAYDOS JOHN E

GAYDOS JOAN E

Use:

RESIDENTIAL

GATDOS JOAN E

Principal Residence:

YES

Mailing Address:

6045 LORELY BEACH RD

WHITE MARSH MD 21162-1607

Deed Reference:

1) /13851/ 680

2)

Location & Structure Information

Premises Address

6045 LORELEY BEACH RD

Legal Description

.3640 AC LT 5 PRT 4 LORELEY BEACH RD

UNREC MT ARARAT SHORES

								INCO IN AIGHIGH SIL	<u> </u>
Map 73	Grid 21	Parcel 114	Sub District	Subdivision	Section	Block	Lot 5	Assessment Are	a Plat No: Plat Ref:
Specia	al Tax /	Areas		n /alorem Class					
-	Prin	nary Struc 195:	ture Built	Enclosed A 2,579 S		Pr	•	Land Area 0.00 SF	County Use 04
5	Stories		Basemer	nt		Тур	e		Exterior
	2		YES		9	STANDAR	D UNIT		FRAME

Value Information

	Base	Value	Phase-in Assessments			
	Value	As Of	As Of	As Of		
		01/01/2006	07/01/2006	07/01/2007		
Land;	62,960	102,960				
Improvements:	130,570	191,580				
Total:	193,530	294,540	227,200	260,870		
Preferential Land:	0	0	0	0		

Transfer Information

Seller: Type:	Date:Deed1:	Price: Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	

			
Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	Ō	0

Tax Exempt: Exempt Class:

NO

Special Tax Recapture: HOMEOWNERS TAX CREDIT







Go Back View Map **New Search** Ground Rent

Account Identifier:

District - 11 Account Number - 1112074200

Owner Information

Owner Name:

LUMPKIN BEULAH E

Use:

RESIDENTIAL

Mailing Address:

6041 LORELEY BEACH RD

Principal Residence:

YES

WHITE MARSH MD 21162-1607

Deed Reference:

1) /12552/ 659

Location & Structure Information

Premises Address

6041 LORELEY BEACH RD

Legal Description

6041 LORELEY BEACH RD MOUNT ARARAT SHORES

Grid Parcel **Sub District** Map

113

WATERFRONT Subdivision

Block Lot Section

Assessment Area

Plat No: Plat Ref:

Special Tax Areas

21

73

Town Ad Valorem

Tax Class

Primary Structure Built 1950

Enclosed Area 1,400 SF

Property Land Area 9,360.00 SF

6

County Use 34

Stories

Basement

Type

Exterior

NO

STANDARD UNIT

SIDING

Value Information

Base Value

Value As Of 01/01/2006 Phase-in Assessments As Of 07/01/2006

As Of 07/01/2007

Improvements:

59,500 99,500 99,240 67,200 126,700 198,740

150,713

174,726

Preferential Land:

Transfer Information

Seller: LUMPKIN WILLIAM E Type:

NOT ARMS-LENGTH

Land:

Total:

Date:

Deed1: /12552/ 659

12/15/1997

Deed2:

Price:

\$0

Seller:

Date: Deed1: Price: Deed2:

Type: Seller: Type:

Date: Deed1:

Price: Deed2:

Exemption Information

07/01/2006

Partial Exempt Assessments

Class 000 County State 000 Municipal 000

07/01/2007

0

Tax Exempt: Exempt Class:

МО

Special Tax Recapture:







Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1106046470

Owner Information

Owner Name:

Mailing Address:

FOLCARELLI AMERICO A

FOLCARELLI DOLORES T

Use:

RESIDENTIAL

Principal Residence:

6039 LORELEY BEACH RD

Sub District

WHITE MARSH MD 21162-1607

Deed Reference:

1) / 8737/ 90

2)

YES

Location & Structure Information

Premises Address

6039 LORELEY BEACH RD

Legal Description

WATERFRONT

Subdivision

Section Block Lot

MOUNT ARARAT SHORES

Assessment Area

Plat No: Plat Ref:

Map Grid Parcel 73 21 116

Town

Ad Valorem Tax Class

Primary Structure Built 1944

Enclosed Area 672 SF

Property Land Area 9,800.00 SF

County Use

34

Stories

Basement

Type

Exterior

Special Tax Areas

YES

STANDARD UNIT

STUCCO

Value Information

1	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land:	59,500	99,500		
Improvements:	44,440	69,760		
Total:	103,940	169,260	125,713	147,486
Preferential Land:	0	0	0	0

Transfer Information

Seiler: FOLCARELLI AMERICO A	Date: 03/20/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8737/ 90	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

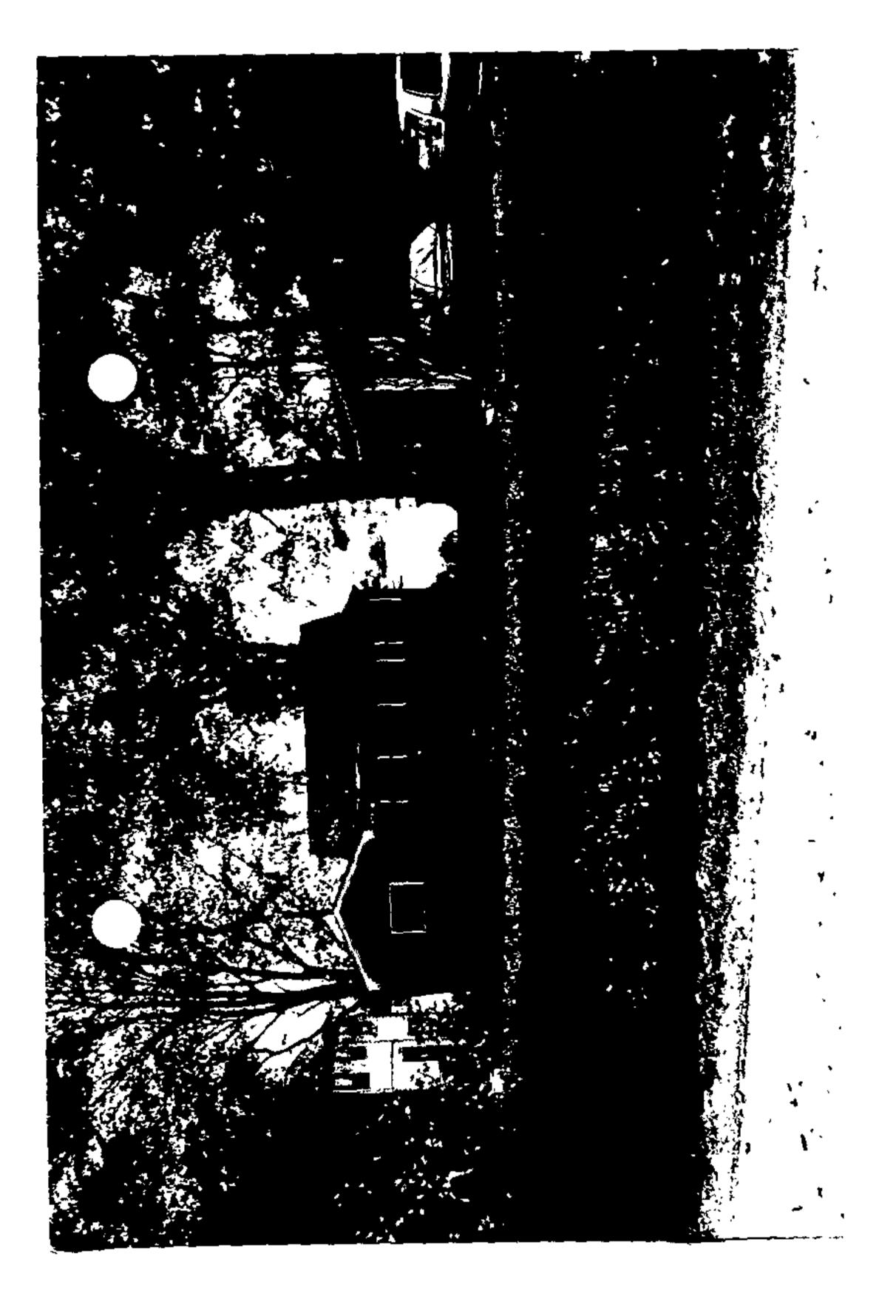
Partial Exempt Assessments County	Class	07/01/2006	07/01/2007
	000	0	0
State Municipal	000	0	0 0

Tax Exempt: **Exempt Class:**

ŧ

NO

Special Tax Recapture:



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Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1113085550

Owner Information

Owner Name:

Mailing Address:

MURRAY KENNETH C

Sub District

ADAMS JOSEPH M

Use:

RESIDENTIAL

Principal Residence:

YES

Deed Reference:

1) / 6802/838

2)

6037 LORELEY BEACH RD

WHITE MARSH MD 21162-1607

Location & Structure Information

Premises Address

6037 LORELEY BEACH RD

Map Grid Parcel

Legal Description

MOUNT ARARAT SHORES

WATERFRONT

Section Subdivision

Block Lot

Assessment Area

Plat No: Plat Ref:

Special Tax Areas

21

73

Town **Ad Valorem**

Tax Class

Primary Structure Built 1968

Land:

111

Enclosed Area 1,064 SF

Property Land Area 10,530.00 SF

8

County Use 34

Stories

Basement

Type

Exterior

YES

STANDARD UNIT

FRAME

Value Information

Phase-in Assessments Value Base Value As Of As Of As Of 07/01/2006 01/01/2006 07/01/2007 60,530 100,530 66,660 108,060

Total: Preferential Land:

Improvements:

127,190

208,590

154,323

181,456

Transfer Information

Seller: 10/18/1984 MURRAY CHARLES V, JR Date: Deed1: / 6802/838 NOT ARMS-LENGTH Type: Seller: Date: Deed1: Type: Seller: Date: Deed1:

Exemption Information

07/01/2007 Partial Exempt Assessments 07/01/2006 Class County State 000 Municipal 000

Tax Exempt: Exempt Class:

Type:

NO

Special Tax Recapture:

Price:

Deed2:

Price:

Price:

Deed2:

Deed2:

\$0



Ţ

•





Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1118000550

Owner Information

Owner Name:

BURKHARDT JULIA E

BALTIMORE MD 21237-2001

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address;

8506 AKRON RD

Deed Reference:

1) /22220/ 112

Location & Structure Information

Premises Address

Legal Description

6033 LORELEY BEACH RD

107

Primary Structure Built

1969

Parcel **Sub District** WATERFRONT Subdivision Section

MOUNT ARARAT SHORES Block Lot

Assessment Area

Plat No: Plat Ref:

Special Tax Areas

Grid

21

Map

73

Town **Ad Valorem**

Tax Class

Enclosed Area 876 SF

Property Land Area 11,510.00 SF

County Use

34

Stories

Basement

Type

Exterior

1 1/2

NO

STANDARD UNIT

FRAME

Value Information

Value Base Value As Of 01/01/2006 101,510

Phase-in Assessments As Of 07/01/2006

As Of 07/01/2007

Land: Improvements: Total:

Preferential Land:

61,510 29,050 90,560

41,320 142,830

107,983

125,406

Transfer Information

Seller: RAUH IDA M Type:

NOT ARMS-LENGTH RAUH FREDERICK J, JR Seller:

NOT ARMS-LENGTH

Date: **Deed1:** /22220/ 112

Price: 07/20/2005 Deed2:

12/15/1993 Date: Deed1: /10218/ 370

Price: \$0 Deed2:

\$0

Seller: Type:

Type:

Deed1:

Date:

Deed2:

Price:

Exemption Information

Partial Exempt Assessments County State

07/01/2006

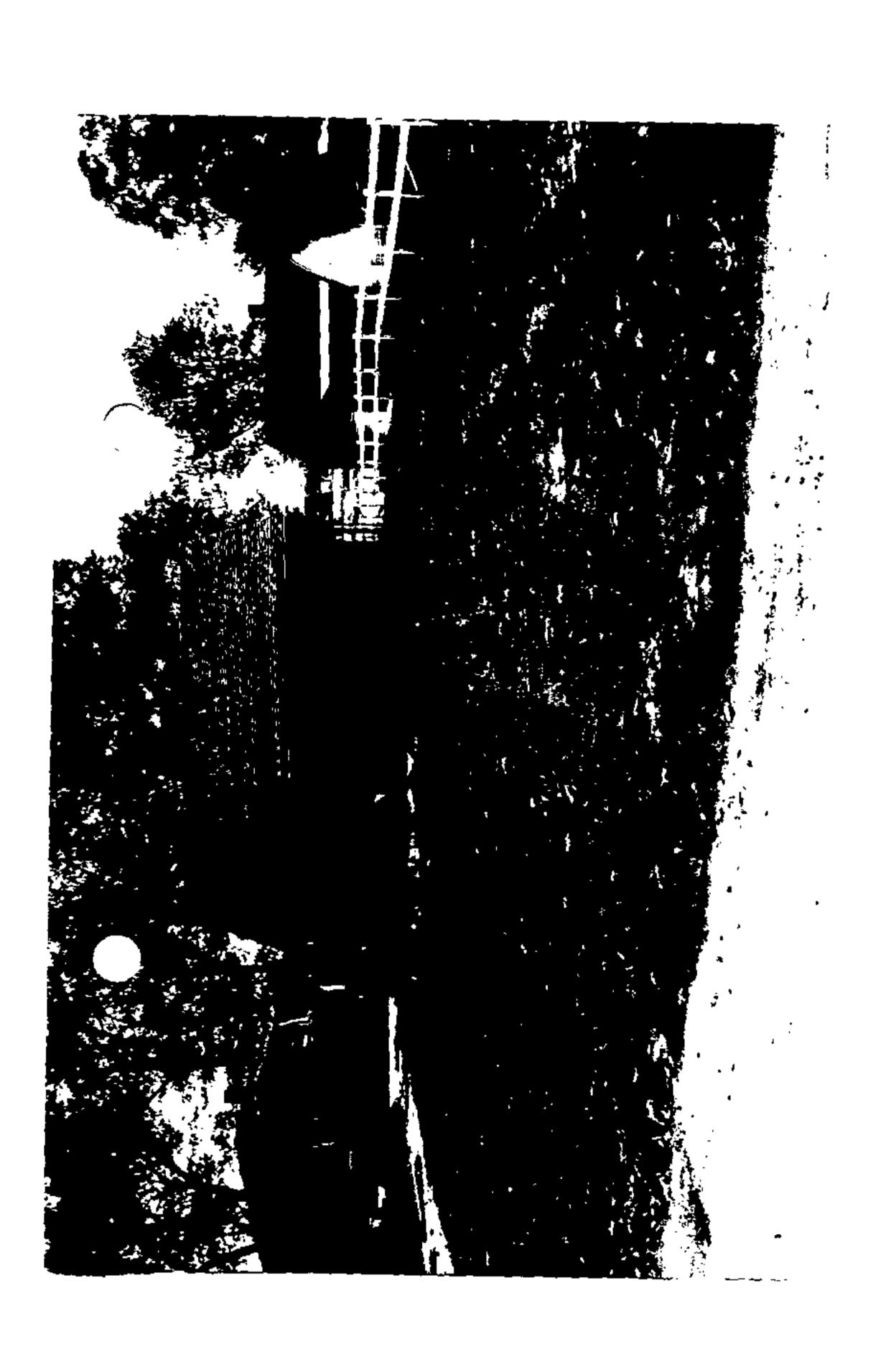
07/01/2007

Tax Exempt: Exempt Class:

Municipal

NO

Special Tax Recapture:







Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1123002920

Owner Information

Owner Name:

WALSH JOSEPH ANTHONY

WALSH EDNA DOROTHY

Sub District

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

6031 LORELEY BEACH RD

WHITE MARSH MD 21162-1607

Deed Reference:

1) / 6267/ 493

Location & Structure Information

Section

Premises Address

6031 LORELEY BEACH RD

Parcel

120

Primary Structure Built

1946

Legal Description

LT SWS LORELEY BEACH 2750 SE ALLENDER RD

MT ARAROT SHORES

Assessment Area

Plat No: Plat Ref:

Special Tax Areas

Grid

Map

Town **Ad Valorem**

Tax Class

WATERFRONT

Subdivision

Enclosed Area

Property Land Area 12,490.00 SF

County Use

34

Stories

Basement

720 SF

Type

Block Lot

Exterior

NO

STANDARD UNIT

SIDING

Value Information

	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land:	62,120	102,120		
Improvements:	58,080	79,460		
Total:	120,200	181,580	140,660	161,120
Preferential Land:	0	0	0	0

Transfer Information

	WALSH JOSEPH A NOT ARMS-LENGTH
Seller: Type:	

03/13/1981 Date: Deed1: 6267/493 Price: \$0 Deed2:

Seller:

Date: Deed1: Date:

Deed2: Price:

Price:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: **Exempt Class:**

Type:

NO

Special Tax Recapture:



.





Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1113042040

Owner Information

Owner Name:

SANDERSON THEODORE K,JR

SANDERSON FRANCES L

Use:

RESIDENTIAL

Sub District

Principal Residence:

YES

Mailing Address:

6029 LORELEY BEACH RD

WHITE MARSH MD 21162-1607

Deed Reference:

1) /10438/ 323

Location & Structure Information

Premises Address

6029 LORELEY BEACH RD

Parcel

112

Primary Structure Built

1948

Legal Description

6029 LORELEY BEACH RD ES -

WATERFRONT

Subdivision Section Block Lot

11

Assessment Area

MOUNT ARARAT SHORES

Plat No: Plat Ref:

Special Tax Areas

Grid

21

Map

73

Town **Ad Valorem**

Tax Class

Enclosed Area 1,000 SF

Property Land Area 13,570.00 SF

County Use 34

Stories

Basement

Type

Exterior

NO

STANDARD UNIT

FRAME

Value Information

	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land:	62,390	102,390		
Improvements:	73,660	102,590		
Total:	136,050	204,980	159,026	182,002
Preferential Land:	0	0	0	0

T		T-6	
Itai	121 <i>e</i> r	THIOLI	mation

SANDERSON THEODORE K,JR Seller: Type:

NOT ARMS-LENGTH JACKSON MARC I

Seller: IMPROVED ARMS-LENGTH Type: Seller:

Date: 04/01/1994 Deed1: /10438/ 323

Price: Deed2:

\$36,000 Price:

Deed2:

01/20/1977 Date: Deed1: / 5718/ 278 Date: Price:

07/01/2007

Deed2:

\$0

Exemption Information

Deed1:

07/01/2006 **Partial Exempt Assessments** Class 000 County State 000 Municipal 000

Tax Exempt: **Exempt Class:**

Type:

NO

Special Tax Recapture:



ab.



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1111067475

Owner Information

Owner Name:

CRONE RICHARD N

SCHUHMANN DIANE LYNN

Use:

RESIDENTIAL

Mailing Address:

6025 LORELY BEACH RD

WHITE MARSH MD 21162-1607

Principal Residence:

YES

Deed Reference:

1) / 7015/ 796

2)

Location & Structure Information

Premises Address

6025 LORELEY BEACH RD

Legal Description

SWS LORELEY BEACH RD

Map Grid Parcel 73 21 110

Primary Structure Built

1949

WATERFRONT **Sub District**

Subdivision Section Block Lot

1300 SS BOWERMAN RD Assessment Area

Plat No: Plat Ref:

Special Tax Areas

Stories

Town **Ad Valorem**

Tax Class

Enclosed Area 1,312 SF

Property Land Area 15,400.00 SF

County Use 34

Basement NO

Type

Exterior

BRICK STANDARD UNIT

Value Information

As Of
1/2007
•
185,822
0

Transfer Information

Seller: KOCHANOWSKI HELEN Type: IMPROVED ARMS-LENGTH	Date: 10/02/1985 Deed1: / 7015/ 796	Price: \$79,000 Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

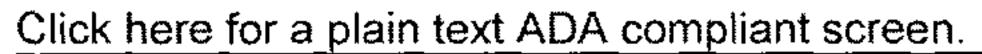
Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipai	000	0	0

Tax Exempt: **Exempt Class:**

NO

Special Tax Recapture:







Go Back View Map **New Search Ground Rent**

STR

Account Identifier:

District - 11 Account Number - 1120000475

Owner Information

Owner Name:

ORBINO ARLENE M

Sub District

PULLEN EFFIE A

Use:

RESIDENTIAL

Mailing Address:

6023 LORELY BEACH RD WHITE MARSH MD 21162-1607 Principal Residence:

YES

Deed Reference:

1) / 6784/ 171

10	cation	ø.	Structura	Information
LC	cation	8	Structure	Information

Section

Premises Address

Legal Description

6023 LORELEY BEACH RD

WATERFRONT Subdivision MOUNT ARARAT SHORES

Assessment Area

Plat No: Plat Ref:

34

Map Grid Parcel 214

Primary Structure Built

1952

Town **Ad Valorem**

Tax Class

County Use Property Land Area

Stories

Special Tax Areas

Basement NO

Type STANDARD UNIT

13,770.00 SF

Block Lot

Exterior

FRAME

Value Information

Enclosed Area

540 SF

•	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land:	62,440	102,440		
Improvements:	34,150	47,710		
Total:	96,590	150,150	114,443	132,296
Preferential Land:	0	0	0	0

Transfer Infor	
- transfer infor	manon

Seller: TASE CLARENCE F,JR IMPROVED ARMS-LENGTH Type: Seller: <u>Type:</u>

Date: 09/14/1984 Deed1: / 6784/ 171 Price: \$60,000

Deed2: Price:

Date: Deed1:

Deed2: Price:

Seller: Type:

Date: Deed1:

Deed2:

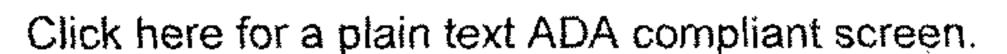
Exemption Information

07/01/2006 07/01/2007 **Partial Exempt Assessments** 000 County 000 State Municipal 000

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture: HOMEOWNERS TAX CREDIT







Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1102002525

Owner Information

Owner Name:

RORKE JAMES R

RORKE JENNY LEE

Use:

RESIDENTIAL

Mailing Address:

6021 LORELEY BEACH RD

WHITE MARSH MD 21162-1607

Principal Residence:

YES

Deed Reference:

1) /15759/ 517

2)

Location & Structure Information

Premises Address

6021 LORELEY BEACH RD

Parcel

Primary Structure Built

1955

Legal Description

6021 LORELEY BEACH RD

WATERFRONT

800FT E LORELEY BCH RD

Assessment Area

Plat No:

Plat Ref:

Map Grid 21 165

Special Tax Areas

Town

Sub District

Ad Valorem Tax Class

Subdivision

Property Land Area

Block Lot

County Use

Stories

Basement

1,418 SF

Enclosed Area

19,320.00 SF

34

Section

Type

Exterior

NO

STANDARD UNIT

SIDING

Value Information

	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
•		01/01/2006	07/01/2006	07/01/2007
Land:	63,830	103,830		
Improvements:	79,480	114,470		
Total:	143,310	218,300	168,306	193,302
Preferential Land:	0	0	O	0

Transfer Information

Seller: RORKE JAMES R Type:

NOT ARMS-LENGTH

Seller: RORKE JAMES R NOT ARMS-LENGTH Type:

Seller: SCHAFER JOYCE A Type:

IMPROVED ARMS-LENGTH

Date: 11/15/2001 Deed1: /15759/ 517

Date:

Date:

Price: Deed2:

05/28/1998 Deed1: /12891/621 Price: \$0

Deed2: \$75,000 Price:

\$0

Deed1: / 7105/ 432 Deed2:

03/04/1986

Exemption Information

07/01/2006 Ciass 07/01/2007 Partial Exempt Assessments 000 County State 000 Municipal 000

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture: ..







Go Back **View Map New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1123001475

Owner Information

Owner Name:

WALLIS CHARLES HENRY

WALLIS VICKIE JEAN

Use:

RESIDENTIAL

Principal Residence:

Mailing Address:

6019 LORELY BEACH RD

WHITE MARSH MD 21162-1607

YE\$

Deed Reference:

1) / 8204/ 477

Location & Structure Information

Section

Premises Address

6019 LORELEY BEACH RD

Legal Description

LT 18 PT 17

1800 SE BOWERMAN RD

18

MT ARARAT SHORES

Assessment Area

Grid Parcel Sub District Subdivision 73 348 Town

Primary Structure Built

1957

Ad Valorem

Tax Class Enclosed Area

WATERFRONT

Property Land Area 17,280.00 SF

County Use

34

Plat No:

Plat Ref:

Stories

Special Tax Areas

Basement NO

Type STANDARD UNIT

Block Lot

Exterior SIDING

Value Information

2,068 SF

Base Value Value As Of 01/01/2006

Phase-in Assessments As Of 07/01/2006

As Of 07/01/2007

Land: 63,320 Improvements: 137,000

103,320 196,210 200,320 299,530

233,390

266,460

Transfer Information

Seller: WALLIS BARBARA ANN Type:

Preferential Land:

Type:

Seller:

Type:

NOT ARMS-LENGTH Seller:

Total:

Date: 06/20/1989 Deed1: / 8204/ 477

Price: \$0 Deed2:

Date: Deed1: Date:

Price: Deed2: Price:

Deed1:

Deed2:

Exemption Information

07/01/2006

Partial Exempt Assessments Class 000 County 000 State Municipal 000

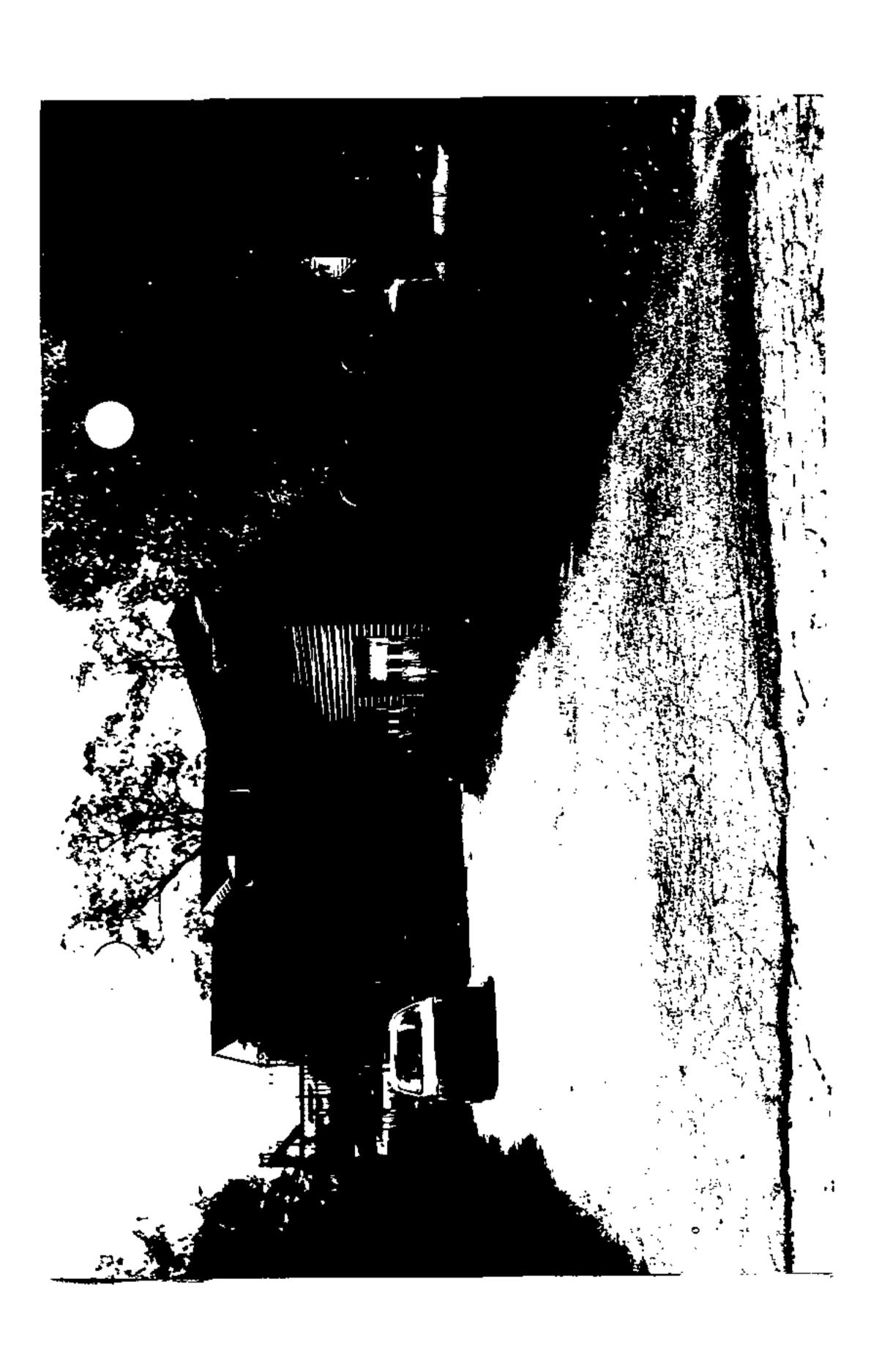
Tax Exempt:

Exempt Class:

NO

Special Tax Recapture:

07/01/2007





Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1123054360

Owner Information

Owner Name:

ENSOR GENE NELSON

ENSOR SHELLEY ANN

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

6017A LORELEY BEACH RD WHITE MARSH MD 21162-1607 Deed Reference:

1) /24554/ 129

2) /24554/ 124

Location & Structure Information

Section

Premises Address

21

6017 A LORELEY BEACH RD

Legal Description

WS LORELEY BEACH RD

WATERFRONT **Sub District** Map Grid Parcel Subdivision

MOUNT ARARAT SHORES Block Lot Assessment Area

19

Plat No: Plat Ref:

Special Tax Areas

360

Primary Structure Built

1952

Land:

Town **Ad Valorem**

Tax Class **Enclosed Area**

Property Land Area 10,500.00 SF

County Use

34

Stories

73

Basement

992 SF

Type

Exterior

NO

STANDARD UNIT

SIDING

Value Information

Value Base Value As Of 01/01/2006 100,500

Phase-in Assessments As Of 07/01/2006

As Of 07/01/2007

60,500 48,280

68,410

128,823

148,866

Total: Preferential Land:

Improvements:

108,780 168,910

Transfer Information

Seller: **ENSOR GENE NELSON** Type:

NOT ARMS-LENGTH Seller:

ENSOR GENE NELSON NOT ARMS-LENGTH

Date: 10/02/2006 **Deed1:** /24554/ 129 09/18/1992 Date:

Price: \$0

Deed2: /24554/ 124 Price: \$0

Deed1: / 9369/ 527 Deed2: 04/04/1986

\$10,000 Price: Deed2:

WINKLER EVA M Seller: Date: IMPROVED ARMS-LENGTH **Deed1:** / 7127/ 110 Type:

Exemption Information

Partial Exempt Assessments County State

07/01/2006

07/01/2007

Special Tax Recapture:

Tax Exempt: **Exempt Class:**

Municipal

Type:

NO





Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1119011710

Owner Information

Owner Name:

GIBSON DAVID

GIBSON KIMBERLY

Sub District

Use:

RESIDENTIAL

Mailing Address:

6017 LORELEY BEACH RD

YES

WHITE MARSH MD 21162-1607

Deed Reference:

Principal Residence:

1) / 6798/ 807

Location & Structure Information

Section

Premises Address

6017 LORELEY BEACH RD

Legal Description

605 S LORELEY BEACH RD

Assessment Area

WATERFRONT

Subdivision

MT ARARAT SHORES

Plat No: Plat Ref:

Map Grid Parcel 73 21 194

Primary Structure Built

1944

Town Ad Valorem

Tax Class

Enclosed Area

Property Land Area

15,000.00 SF

County Use

34

Stories

Special Tax Areas

Basement

1,680 SF

Type

Block Lot

Exterior

YES

STANDARD UNIT

FRAME

Value Information

	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
•		01/01/2006	07/01/2006	07/01/2007
Land:	62,750	102,750		
Improvements:	94,780	140,580		
Total:	157,530	243,330	186,130	214,730
Preferential Land:	0	0	0	0

Transfor	Information
ıranşter	Information

Deed1:

Seller: SCHUMAN WILLIAM F Type: IMPROVED ARMS-LENGTH	Date: 10/05/1984 Deed1: / 6798/ 807	Price: \$85,000 Deed2:
Seiler:	Date:	Price:
<u>Type:</u>	Deed1:	Deed2:
Seller:	Date:	Price:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: **Exempt Class:**

Type:

NO

Special Tax Recapture:

Deed2:



•



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY Real Property Data Search**

Go Back View Map **New Search Ground Rent**

STR

Account Identifier:

District - 11 Account Number - 1116075450

Owner Information

Owner Name:

PROCHASKA CHARLES F

PROCHASKA ANNA M

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

6015 LORELEY BEACH RD

WHITE MARSH MD 21162-1607

Deed Reference:

1) / 2311/ 483

Location & Structure Information

Premises Address

6015 LORELEY BEACH RD

Legal Description

LT 22-23

SS LORELEY BEACH RD

MOUNT ARARAT SHORES

Subdivision Section Map Grid Parcel **Sub District Assessment Area** Plat No: Block Lot 166 Plat Ref:

Special Tax Areas

Primary Structure Built

1944

Ad Valorem

Town

Tax Class

WATERFRONT

Enclosed Area Property Land Area 1,490 SF 1.23 AC

County Use 34

Stories

Basement

Type

Exterior

1 1/2

YES

STANDARD UNIT

FRAME

Value Information

	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
		01/01/2006	07/01/2006	07/01/2007
Land:	64,610	101,530		
Improvements:	71,210	102,380		
Total:	135,820	203,910	158,516	181,212
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	_
Seller:	Date:	Price:	
Туре:	Deed1:	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	

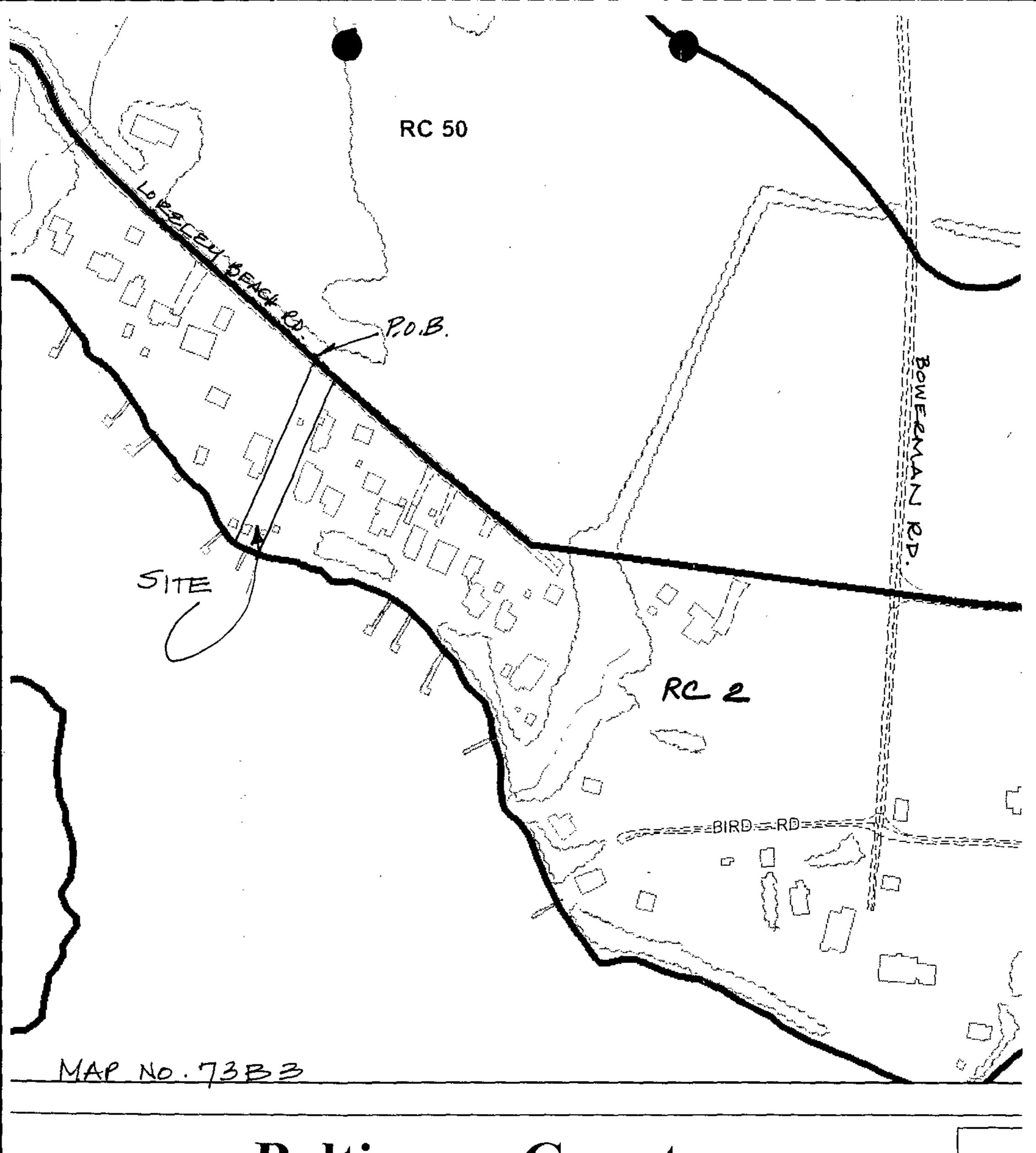
Exemption Information

Partial Exempt Assessments County	Class 000	07/01/2006 0	07/01/2007 0
State	000	0	0
Municipal	000	0	0

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture: HOMEOWNERS TAX CREDIT





Baltimore County Office of Planning and Zoning Official Zoning Map 07-097-A

072C

072C

082C

PLAT TO ACCOMPANY PETITION FOR ZONING XYARIANCE X SPECIAL HEARING PROPERTY ADDRESS - #6027 Loraley Beach Road SUBDIVISION NAME - MT. Arorof Shoras (Unreorded Plat) PLAT BOOK # FOLID # LOT # 12 , SECTION_ OWNER - Dabro H. & Richard Romano Tax Nº- 11-08-056210 Rivar LOCATION MAP Scala: |"= 2000" LOCATION INFORMATION Councilmonic District - 5th Election District - 11th 1"=200 Scola Mop # - 07383 Zoning - RC-2 Froma Povilion Lot Size = 14,502 5q. #. ± or 0.333 Ac. ± · To Ramoin .. Public Privote Flood Zona A Sawar Exist. Frome Chasapaaka Bay Critical Araa Flood Zona B 100 Year Flood Plain To Ramoit Historic Property | Building Prior Zoning Haaring: 91-421-5PHA Zoning Office Use Only Raviawad by Cosa # MT. ARARAT SHORES Vorionca Raquastad for Sida Yord Special Hearing for Understreed Cot-**ZONING HISTORY** IN CASE NO. 91-421-SPHA, ON JULY 16, 1992, THE ZONING COMMISSIONER DENIED A SPECIAL HEARING PETITION TO GRANT NON-CONFORMING USE STATUS TO AN EXISTING COTTAGE. IN CASE NO. 92-127-A, ON NOVEMBER 14, 1991, THE DEPUTY ZONING COMMISSIONER APPROVED A PETITION FOR A VARIANCE FROM #6027 SECTION 1A01.3.B.3, BCZR, TO PERMIT A 1-FOOT SETBACK FOR AN EXISTING COTTAGE IN LIEU OF THE REQUIRED 35 FEET AND FROM SECTION 400.1, BCZR, TO PERMIT A SHED TO EXTEND INTO THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD. Exist Froma

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Shad To Ba

Ralocofad Richard N. Crona Theodora K. JR. & Fronces L. Dione L. Schuhmonn . Sondarson 7015 / 796 10438 / 323 11-13-042040 N 41°25'00" W 50.00 PROPOSED 34 LPS DWG NO 1999-1571, 2 BEACH

SCALE OF DRAWING: 1"=20"